

Conservation

There are places in California where the land actually speaks. Where a tradition of good stewardship was developed to ensure that future generations could still be transported to California's wild places.

Tejon Ranch is one such place – a living treasure whose heritage dates back before California was even a state.

That legacy of stewardship continues today, and was on full display on May 8, 2008, when the Ranch and nation's largest and most respected environmental resource organizations announced the Tejon Ranch Conservation and Land Use Agreement, an agreement that will result in the permanent conservation of up to 90% of the Ranch's land.

Tejon Ranch is committed to continuing its 165-year history of responsible stewardship of its land by placing the principles of conservation and good stewardship at the core of everything it does.

The Ranch's beautiful tapestry of rugged mountains, steep canyons, oak covered rolling hills, and broad valleys has played a vital role in the history and development of California and we believe it's important to maintain the fabric and feel of this special part of the Golden State. From establishing huge conservation areas to using the latest environmentally sensitive practices in our ranching, farming and development operations Tejon Ranch is committed to *Preserving California's Legacy*.

Stewards of the Land



The dictionary defines stewardship as the “careful and responsible management of something entrusted to one's care.” Good stewardship is a core value at Tejon Ranch with each generation of leadership handing down a legacy of stewardship to those who follow.

Today's leaders continue that role as they recognize that Tejon Ranch is an important part of California's natural heritage. They are carrying on the pioneering spirit of their forefathers with an insightful and enlightened approach to land conservation and management.



That approach to land conservation and management begins with the Ranch's commitment to permanently preserve up to 240,000 acres – 90% of its landholdings. Farming, ranching and hunting continue to be an essential part of life on the Ranch, and new opportunities for people to live, work and play on Tejon Ranch are being pursued.

For the future, the Ranch will work with the newly established Tejon Ranch Conservancy to oversee all the conserved lands, promoting long-term, science-based stewardship of its historic property to provide for public enjoyment through educational programs and public access.

Public access to the conserved lands is a key component of the Ranch's stewardship commitment. 37 miles of the Pacific Crest Trail will soon travel through the heart of the Ranch's high mountains. Tejon Ranch and the environmental organizations are working with the new conservancy and California State Parks Department toward creation of a State Park within the conserved lands. In addition, the conservancy will develop programs for docent-led tours and other managed public access to conserved lands.

Tejon Ranch's commitment to stewardship extends to its development projects, as well. Our future communities will all feature sustainable design and building practices and will serve as models for 21st century environmentally sensitive development.

Our modern day stewardship is simply a continuation of the legacy that started with ranch founders, who understood and respected that Tejon Ranch is a living treasure.

Tejon Ranch Conservancy

The Tejon Ranch Conservancy is an independent, non-profit organization that will work with Tejon Ranch Company to oversee all the conserved lands on Tejon Ranch. It is governed by a 12-member board, consisting of four members appointed by Tejon Ranch Co., four members appointed collectively by the country's most respected environmental resource organizations and four independent members jointly appointed. Graham Chisholm, Conservation Director of Audubon California, is serving as chair.

Permanent employees with expertise in land trust administration, conservation biology and open space land management will staff the

Conservancy. The Conservancy's mission is "to preserve, enhance and restore the native biodiversity and ecosystem values of Tejon Ranch and the Tehachapi Range for the benefit of California's future generations." Tejon Ranch Company will provide the initial funding for the Conservancy, but long-term funding will come from transfer fees on the sale of homes with Tejon Mountain Village and Centennial. In that way, conservation and the Conservancy will benefit as the Ranch's environmentally sensitive communities achieve success.



Conservation Partnership

A Vision of Significant Conservation

The conservation vision on Tejon Ranch is a partnership between Tejon Ranch Company, the nation's largest and most respected environmental resource organizations, the State of California, and the people of California. Through the approval of various bond measures over the years, California voters have clearly said that the protection of California's natural heritage is a high priority for them. Both the location and size of Tejon Ranch have made it one of the most sought-after conservation properties in the state. This partnership provides a historic opportunity to make that priority a reality by conserving up to 240,000 acres of some of the most significant and ecologically important land in the state.



Conservation activities will be carried out by the independent Tejon Ranch Conservancy, which will work with Tejon Ranch Company to oversee all conserved lands and promote long-term, science-based stewardship of the land and provide for public enjoyment through educational programs and public access.

A primary goal of this conservation partnership is to have docent-led tours of sensitive habitat. Also, a realigned Pacific Crest Trail traveling 37 miles through the heart of the Ranch, and a new state park are other examples of future public access opportunities.

Wildlife Management



Enhancing Wildlife, While Offering Outdoor Adventure

The vast lands of Tejon Ranch support a variety of wildlife, including deer, elk, antelope, wild pigs, wild turkey, black bear, mountain lions, bobcats, coyotes, squirrels, pigeons, doves and quail. Wildlife management plays an important role in maintaining a balance of the many species that inhabit the ranch. The Ranch works closely with California's Department of Fish and Game to enhance wildlife, while providing a carefully managed

hunting program. Through a Private Lands Wildlife Management License, the ranch sets the hunting seasons, the harvest limits, ages of animals to be harvested and the number of hunting licenses issued. All these factors are designed to maintain a healthy and balanced wildlife population so that one species does not negatively impact the welfare of another.

Tejon's programs are considered among the best in the nation. The California Department of Fish and Game has recognized the ranch for its "outstanding contributions to the promotion of California's rich hunting heritage." Hunting opportunities are offered under safe and controlled access and range from big game hunting to family-oriented programs. Special programs are also offered for women and youths.

Five full-time guides are available to accompany hunters on the various programs that are offered year round. Facilities on the ranch include remote hunting camps and two lodges.

Safety is very important. That's why the Ranch limits the number of hunters in a given area.

Hunters are required to have a valid California hunting license, which requires a hunter's safety course or 10 hours of instruction in safety.

For more information about hunting programs, please go to www.hunttejon.com.

Environmentally Sensitive Development

Environmental sensitivity is key to all of Tejon Ranch's development projects. From design, to construction, to the finished community, every aspect of a Tejon Ranch development will demonstrate respect for the land and the environment.

For example, Centennial and Tejon Mountain Village will incorporate advanced energy conservation measures into their design features so that the energy efficiency in homes and commercial buildings will be significantly better than Title 24 requirements. State-of-the-art water conservation features within the buildings will result in a 25%

reduction in water usage. In addition, landscape design restrictions, the use of drought-tolerant native plants, use of recycled water for irrigation and other measures will also achieve significant water savings.

You can find many more examples of Tejon Ranch's commitment to green building in the sections of the website dealing with each specific community. www.centennialca.com www.tejonmountainvillage.com By using the latest best practices in environmentally sensitive design and construction, Tejon Ranch will serve as a model of 21st century development, providing for California's future in the most environmentally sustainable fashion possible.



Condor Preserve



Tejon Ranch is working with the U.S. Fish and Wildlife Service to establish a 37,000 acre preserve that would play a vital role in the California Condor Recovery Program. In addition to serving as a study area, the preserve could also be used for a feeding and release site for the condor.

The Ranch plans to employ a full-time biologist to help with the program and will also manage its land and plan its limited development in a manner that will be compatible with condor recovery efforts.